



PLACER COUNTY PLANNING SERVICES DIVISION PARCEL REVIEW COMMITTEE

HEARING DATE: January 15, 2015

PLANNER: Roy Schaefer, Associate Planner

APPLICANT: GHH Engineering, Inc., 11960 Heritage Oak Place, Suite B, Auburn

PROJECT: **PMLD 20130390 (Hills Minor Land Division)**

DESCRIPTION: This Minor Land Division is a request for the approval of a Parcel Map to subdivide a 5.4-acre residential zoned property into four parcels, 1.17 acres for Parcel 1, 1.39 acres for Parcel 2, 1.36 acres for Parcel 3, and 1.57 acres for Parcel 4.

LOCATION: The Hills Tentative Parcel Map project (PMLD 20130390) site is located in Placer County, California, within the unincorporated community of Granite Bay. The site is a single parcel identified by one assessor's parcel number: APN 048-103-022-000, consisting of 5.4 acres. The site is located at 8137 Joe Rodgers Road, approximately 200 feet west of Auburn Folsom Road, in Granite Bay.

CP/ZONING: Granite Bay Community Plan Designation is Low Density Residential (0.4 to 0.9 acre minimum) and the Zone District is Residential Single-Family, combining Agriculture, combining a Building Site of 20,000 square feet (RS-AG-B-20)

RECOMMENDATION:

The Parcel Review Committee recommends that the Chairman approves Minor Land Division PMLD 20130390 and adopts the Mitigated Negative Declaration, subject to making the necessary findings and the conditions of approval contained herein (Attachment C).

BACKGROUND:

The project site consists of approximately 5.4 acres and is currently developed with an abandoned 1,200 square foot, single-family residence in the northwest corner of the site. There is an existing driveway that provides access off of Joe Rodgers Road. The site has several large trees within the southern portion of the site and an existing drainage ditch in the northwest corner of the property. No grading is proposed, except for the new access road with a cul-de-sac at the south end.

COMMUNITY PLAN/ZONING:

The project site is zoned RS-AG-B-20 (Residential Single-Family, combining Agriculture, combining minimum Building Site of 20,000 square feet) and has a Granite Bay Community Plan designation of Low Density Residential (0.4 to 0.9 acre minimum). The applicant's subdivision proposal is consistent with the minimum parcel standards provided by the zoning and the Granite Bay Community Plan designation.

	GRANITE BAY COMMUNITY PLAN LAND USE DESIGNATION	ZONING	EXISTING LAND USE
Project Site	Low Density Residential (0.4 to 0.9 acre minimum)	Residential Single-Family, combining Agriculture, combining a Building Site of 20,000 square feet (RS-AG-B- 20)	Abandoned Single-Family Residence and Residential Accessory Structures
North	Same as Project Site	Same as Project Site	Single-Family Residence and Residential Accessory Structures
South	Same as Project Site	Same as Project Site	Single-Family Residence and Residential Accessory Structures
East	Same as Project Site	Same as Project Site	Single-Family Residence and Residential Accessory Structures
West	Same as Project Site	Same as Project Site	Single-Family Residence and Residential Accessory Structures

DISCUSSION:Minor Land Division

The applicant requests approval of a Minor Land Division to allow for the division of a 5.4-acre parcel into four parcels, 1.17 acres for Parcel 1, 1.39 acres for Parcel 2, 1.36 acres for Parcel 3, and 1.57 acres for Parcel 4. The new parcels will be provided access from a proposed new road off of Joe Rodgers Road. The proposed parcels would meet the zoning requirements of the 0.4 to 0.9 acre minimum parcel size.

ENVIRONMENTAL DETERMINATION:

A Mitigated Negative Declaration has been prepared and finalized pursuant to CEQA for this project (Attachment B). With the incorporation of all mitigation measures, all identified impacts will be reduced to less than significant levels.

FINDINGS:**CEQA:**

1. A Mitigated Negative Declaration has been prepared for this project as required by law. With the incorporation of all mitigation measures, the project is not expected to cause any significant impacts.
2. There is no substantial evidence in the record as a whole that the Project as mitigated may have a significant effect on the environment.

3. The mitigated negative declaration as adopted for the Project reflects the independent judgment and analysis of Placer County, which has exercised overall control and direction of its preparation.
4. The mitigation plan/mitigation monitoring program prepared for the Project is approved and adopted.
5. The custodian of records for the Project is the Placer County Planning Director, 3091 County Center Drive, Auburn, CA 95603

MINOR LAND DIVISION:

- A. The proposed map is consistent with the objectives, policies, general land uses and programs as specified in the Placer County General Plan and Granite Bay Community Plan. The design and required improvements of the proposed subdivision are also consistent with said plans and applicable County ordinances.
- B. The site of the proposed subdivision is physically suitable for the type and proposed density of the development.
- C. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- D. The design of the subdivision and the type of the improvements are not likely to cause serious health problems.

Attachments:

- A. Tentative Parcel Map (reduced)
- B. Mitigated Negative Declaration Initial Study
- C. Recommended Conditions of Approval

cc: File
Environmental Health Services
Engineering and Surveying Division
Applicant

TENTATIVE MAP STATEMENT:

I HEREBY STATE THAT THIS TENTATIVE PARCEL MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER No. FSJP-7521300059 DATE MAY17, 2013. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTE

OWNERS SIGNATURE _____

DATE _____

SITE INFORMATION:

APN: 048-103-022-000
8137 JOE RODGERS ROAD
ROSEVILLE, PLACER COUNTY, CA

EXISTING AREA: 6.49± ACRES
ZONING: RS-AG-B-20

FIRE PROTECTION DISTRICT:
SOUTH PLACER FIRE PROTECTION DISTRICT
SCHOOL DISTRICTS:
ELEMENTARY SCHOOL: EUREKA SCHOOL DISTRICT
HIGH SCHOOL: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

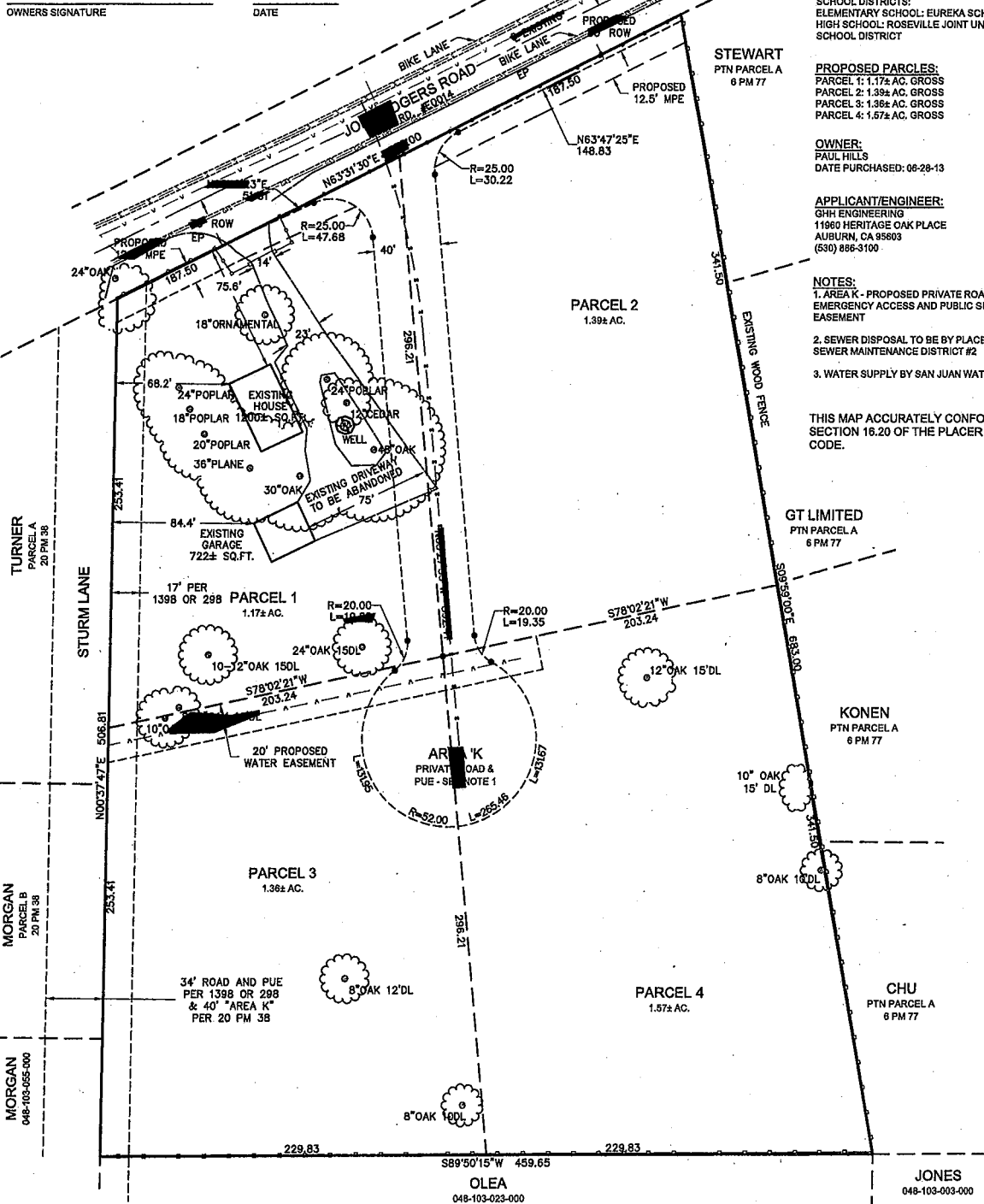
PROPOSED PARCELS:
PARCEL 1: 1.17± AC. GROSS
PARCEL 2: 1.39± AC. GROSS
PARCEL 3: 1.36± AC. GROSS
PARCEL 4: 1.57± AC. GROSS

OWNER:
PAUL HILLS
DATE PURCHASED: 06-28-13

APPLICANT/ENGINEER:
GHH ENGINEERING
11960 HERITAGE OAK PLACE
AUBURN, CA 95603
(530) 886-3100

- NOTES:
1. AREA K - PROPOSED PRIVATE ROAD, PUE, EMERGENCY ACCESS AND PUBLIC SUPPORT EASEMENT
 2. SEWER DISPOSAL TO BE BY PLACER COUNTY SEWER MAINTENANCE DISTRICT #2
 3. WATER SUPPLY BY SAN JUAN WATER DISTRICT

THIS MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE.



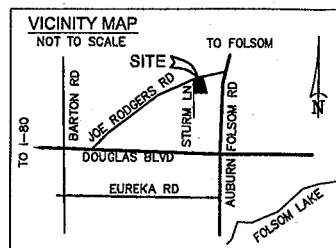
LEGEND

- EXISTING WOOD FENCE
- EXISTING NATURAL GAS LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE

CLEAR PATH
LAND EVOLVEMENT

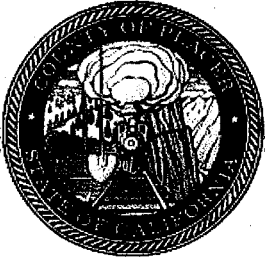
SCALE: 1" = 40'

JOE RODGERS ROAD
**TENTATIVE
PARCEL MAP**
SECTION 2, T 10 N, R 07 E, MDM
PLACER COUNTY, CALIFORNIA
SCALE: 1" = 40' JUNE 2014



SHEET 1 OF 1

ATTACHMENT A



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Crystal Jacobsen, Coordinator

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and was determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Hills Minor Land Division (PMLD 20130390)

PROJECT DESCRIPTION: The applicant is requesting approval of a Vesting Tentative Parcel Map to subdivide a 5.49-acre residential property into four parcels.

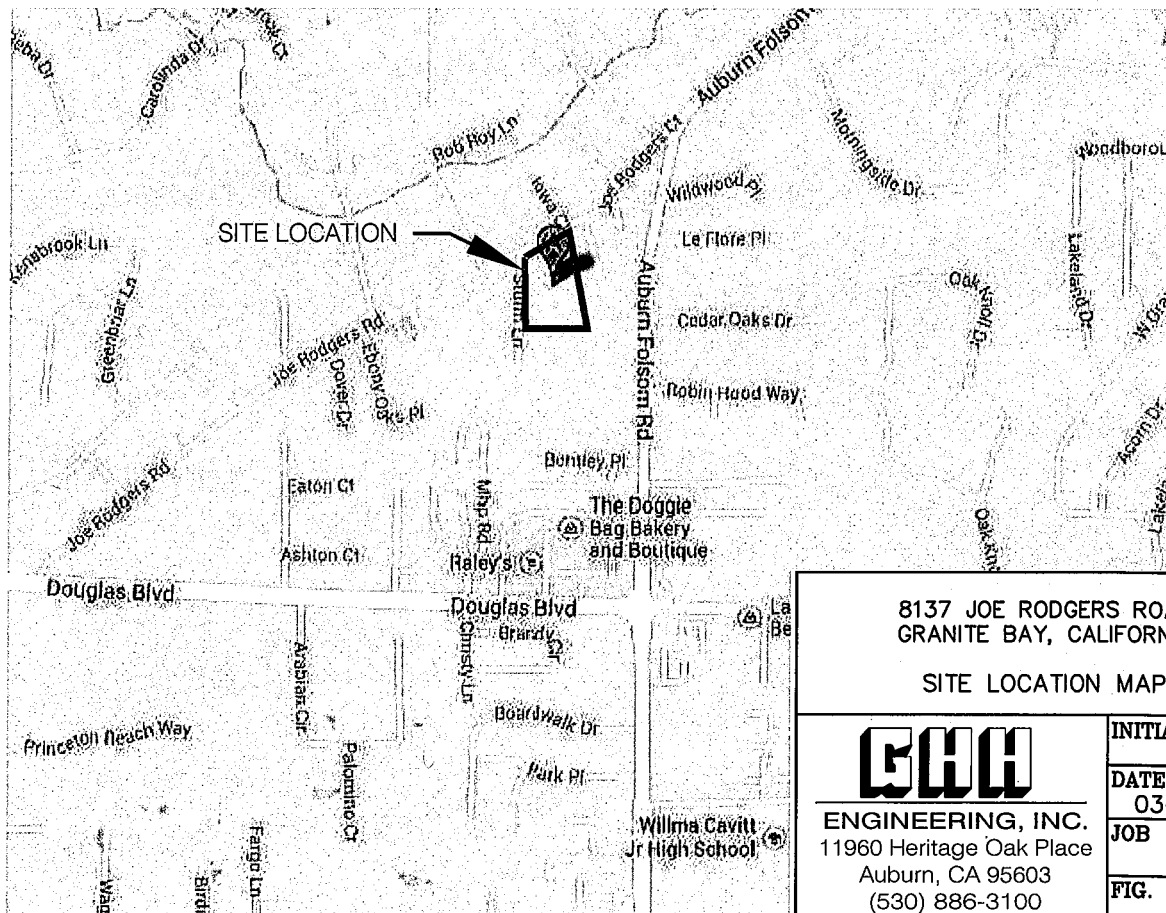
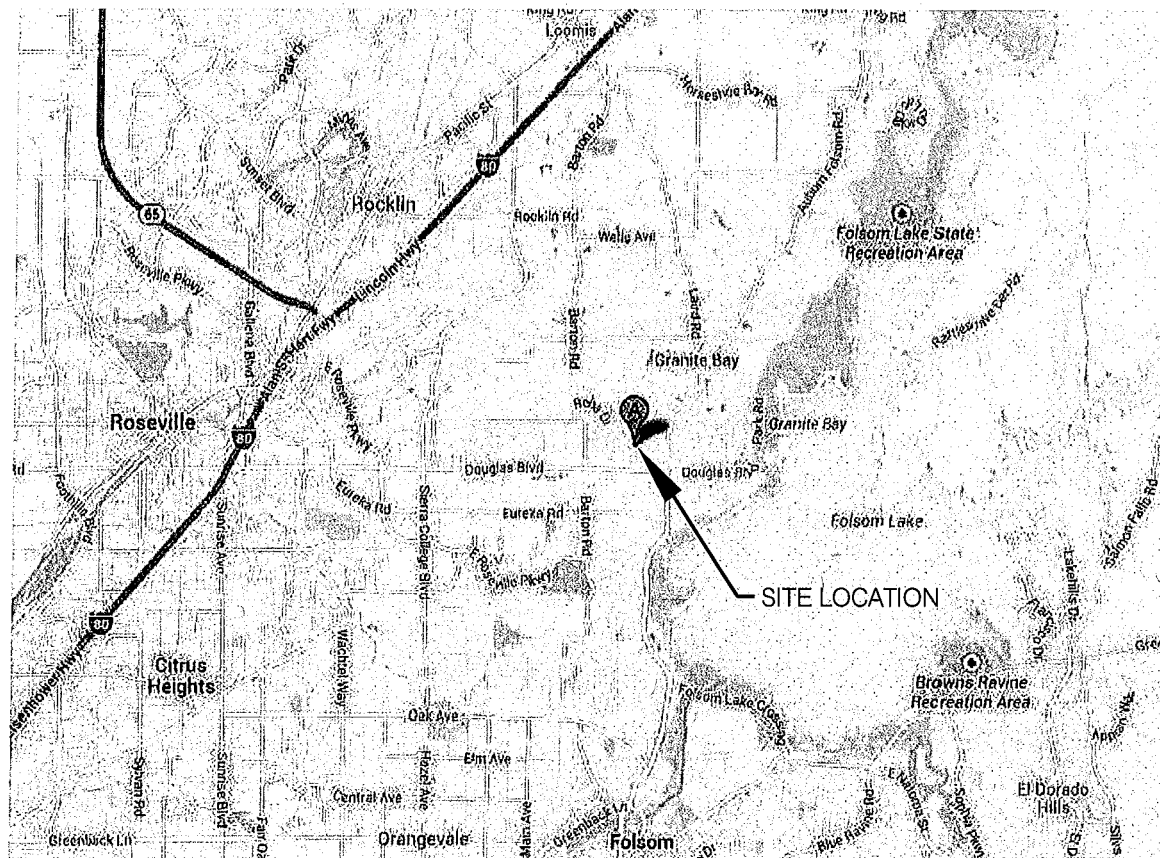
PROJECT LOCATION: 8137 Joe Rodgers Road, Granite Bay, Placer County

PROJECT OWNER: Hills Construction, 6085 Douglas Blvd., Suite 700, Granite Bay, CA 95746

APPLICANT: GHH Engineering Inc., 11960 Heritage Oak Place, Suite 2B, Auburn, CA 95603

The comment period for this document closes on **December 2, 2014**. A copy of the Mitigated Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvcs/NegDec.aspx> Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132, between the hours of 8:00 am and 5:00 pm, at 3091 County Center Drive, Auburn, CA 95603.

Published in Sacramento Bee, Monday, November 3, 2014



8137 JOE RODGERS ROAD
GRANITE BAY, CALIFORNIA

SITE LOCATION MAP



ENGINEERING, INC.
11960 Heritage Oak Place
Auburn, CA 95603
(530) 886-3100

INITIAL	ERD
DATE	03-18-14
JOB	5401
FIG.	1 OF 2



COUNTY OF PLACER
Community Development Resource Agency

Michael J. Johnson, AICP
Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Crystal Jacobsen, Coordinator

MITIGATED NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Hills Minor Land Division	Project # PMLD 20130390
Description: The applicant is requesting approval of a Vesting Tentative Parcel Map to subdivide a 5.49-acre residential property into four parcels.	
Location: 8137 Joe Rodgers Road, Granite Bay	
Project Owner: Hills Construction, 6085 Douglas Blvd., Suite 700, Granite Bay, CA 95746	
Project Applicant: GHH Engineering Inc., 11960 Heritage Oak Place, Suite 2B, Auburn, CA 95603	
County Contact Person: Roy Schaefer	530-745-3061

PUBLIC NOTICE

The comment period for this document closes on **December 2, 2014**. A copy of the Negative Declaration is available for public review at the County's web site <http://www.placer.ca.gov/Departments/CommunityDevelopment/EnvCoordSvc/NegDec.aspx>, Community Development Resource Agency public counter, and at the Granite Bay Public Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Parcel Review Committee. Additional information may be obtained by contacting the Environmental Coordination Services, at (530)745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, please visit our Tahoe Office, 775 North Lake Blvd., Tahoe City, CA 96146.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

TENTATIVE MAP STATEMENT:

I HEREBY STATE THAT THIS TENTATIVE PARCEL MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY ORDER No. FSJP-7521300059 DATE MAY17, 2013. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTE

OWNERS SIGNATURE _____

DATE _____

SITE INFORMATION:

APN: 048-103-022-000
8137 JOE RODGERS ROAD
ROSEVILLE, PLACER COUNTY, CA

EXISTING AREA: 5.49± ACRES
ZONING: RS-AG-B-20

FIRE PROTECTION DISTRICT:
SOUTH PLACER FIRE PROTECTION DISTRICT
SCHOOL DISTRICTS:
ELEMENTARY SCHOOL: EUREKA SCHOOL DISTRICT
HIGH SCHOOL: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

PROPOSED PARCELS:

PARCEL 1: 1.17± AC. GROSS
PARCEL 2: 1.39± AC. GROSS
PARCEL 3: 1.36± AC. GROSS
PARCEL 4: 1.57± AC. GROSS

OWNER:

PAUL HILLS
DATE PURCHASED: 06-28-13

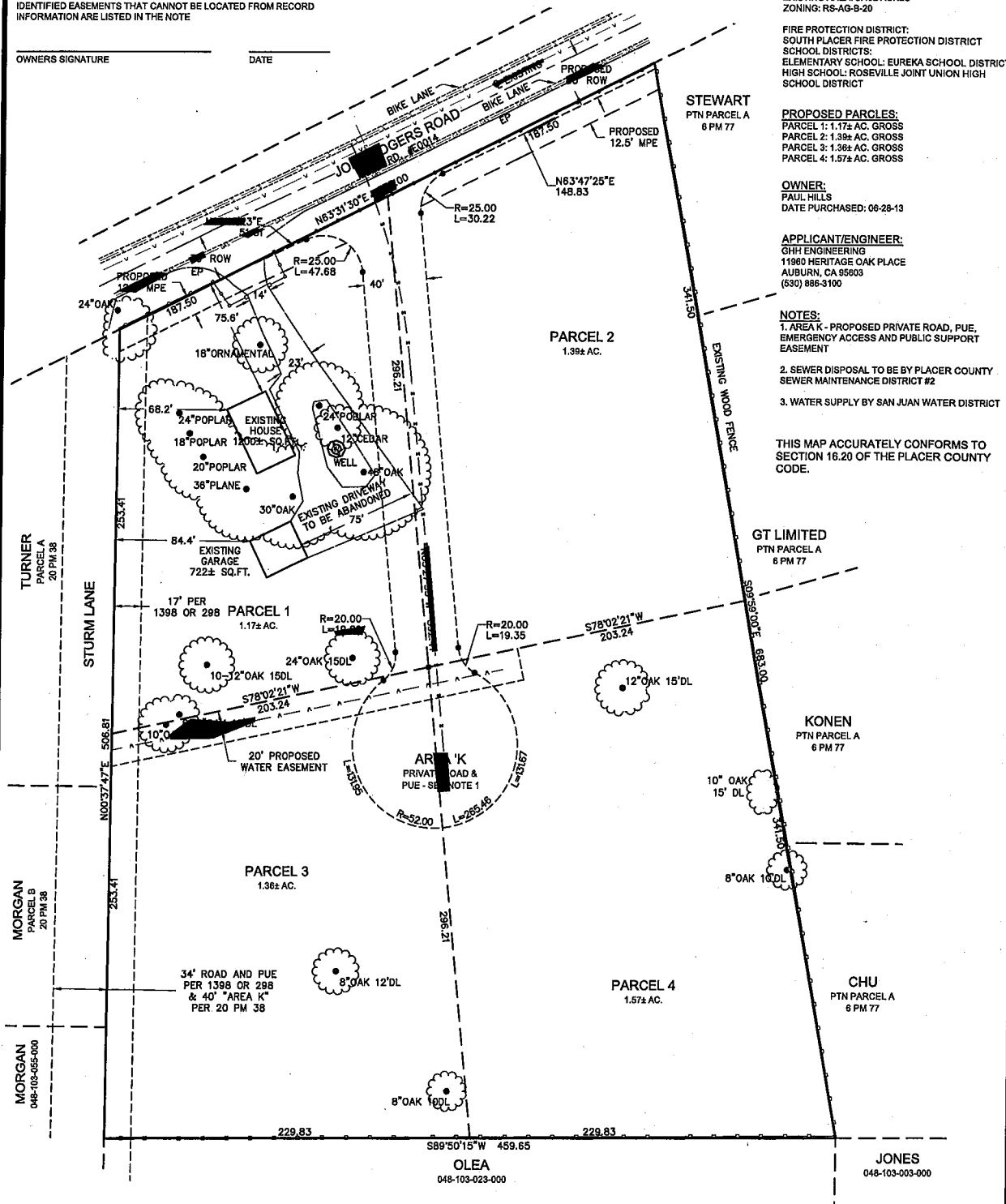
APPLICANT/ENGINEER:

GHH ENGINEERING
11960 HERITAGE OAK PLACE
AUBURN, CA 95603
(530) 886-3100

NOTES:

1. AREA K - PROPOSED PRIVATE ROAD, PUE, EMERGENCY ACCESS AND PUBLIC SUPPORT EASEMENT
2. SEWER DISPOSAL TO BE BY PLACER COUNTY SEWER MAINTENANCE DISTRICT #2
3. WATER SUPPLY BY SAN JUAN WATER DISTRICT

THIS MAP ACCURATELY CONFORMS TO SECTION 16.20 OF THE PLACER COUNTY CODE.



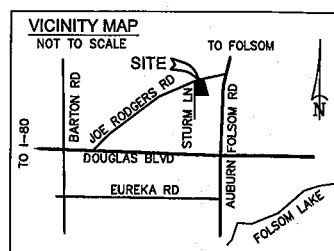
LEGEND

- EXISTING WOOD FENCE
- EXISTING NATURAL GAS LINE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE

CLEAR PATH
LAND EVOLVEMENT



**JOE RODGERS ROAD
TENTATIVE
PARCEL MAP**
SECTION 2, T 10 N, R 07 E, MDM
PLACER COUNTY, CALIFORNIA
SCALE: 1" = 40' JUNE 2014





COUNTY OF PLACER
Community Development Resource Agency

**ENVIRONMENTAL
COORDINATION
SERVICES**

Michael J. Johnson, AICP
Agency Director

Crystal Jacobsen, Coordinator

3091 County Center Drive, Suite 190 • Auburn • California 95603 • 530-745-3132 • fax 530-745-3080 • www.placer.ca.gov

INITIAL STUDY & CHECKLIST

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the following described project application. The document may rely on previous environmental documents (see Section C) and site-specific studies (see Section I) prepared to address in detail the effects or impacts associated with the project.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.) CEQA requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR, use a previously-prepared EIR and supplement that EIR, or prepare a Subsequent EIR to analyze the project at hand. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a Negative Declaration shall be prepared. If in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures the impact will be reduced to a less than significant effect, a Mitigated Negative Declaration shall be prepared.

Project Title: Hills Minor Land Division	Plus# PMLD 20130390
Entitlement(s): Vesting Tentative Parcel Map	
Site Area: 5.49 acres	APN: 048-103-022-000
Location: The property is located on the south side of Joe Rodgers Road at the southeast corner of the intersection of Joe Rodgers Road and Sturm Lane. The property address is 8137 Joe Rodgers Road, Granite Bay, Placer County	

A. BACKGROUND:

Project Description:

The applicant is requesting approval of a Vesting Tentative Parcel Map to subdivide a 5.49-acre residential property into four parcels. The property is currently developed with an abandoned 1,200-square-foot single-family residence with a detached garage and out buildings that would be demolished. The proposed project will be connected to the public sewer system and a new County standard access road connection to the County maintained roadway, Joe Rodgers Road, is required for the project.

The project site will be re-graded utilizing graders and backhoes and all earthwork is expected to balance onsite. Grading would also be coordinated with the installation of the new water and public sewer lines that are proposed along the new private access road.

Project Site (Background/Existing Setting):

The project site is characterized by an existing abandoned home with three accessory buildings and a paved driveway. The project site is zoned Residential Single-Family, combining Agriculture and a minimum building site of 20,000-square-foot and is designated Low Density Residential 0.4 to 0.9-acre minimum parcel size in the Granite

Bay Community Plan. The project site is approximately 200 feet west of the intersection of Old Auburn Road and Joe Rodgers Road. The area immediately surrounding the project site and vicinity is characterized by residential developments on parcels with the same zoning as this site.

Access to the property is from the County maintained roadway, Joe Rodgers Road, along the north project boundary. During the past thirty years this property was utilized as a construction yard for the storage and maintenance of equipment and construction materials. The topography of the area is flat. The parcel previously contained numerous structures that have been removed; those structures were associated with a machine shop, equipment storage or other similar activities. The ground has recently been disturbed with the use of heavy equipment, associated with the removal of these structures, equipment, and debris. The site contains modern debris (e.g. plastic, fiberglass insulation, plywood, PVC, bathroom tile, aluminum beverage containers, window glass, windshield glass, and golf balls) and also accumulation of gold mine tailings, which are commonly found throughout the area. In addition, the project site contains a total of 12 oak trees (11 Valley Oaks and 1 Black Oak) that are protected under the Placer County Tree Ordinance.

B. ENVIRONMENTAL SETTING:

Location	Zoning	General Plan/Community Plan Designations	Existing Conditions and Improvements
Site	Residential Single-Family, combining Agriculture, combining a Building Site of 20,000 square foot (RS-AG-B-20)	Granite Bay Community Plan / Low Density Residential (0.4 to 0.9-acre minimum)	Abandoned Single-Family Residence and Residential Accessory Structures
North	Same as Project Site	Same as Project Site	Residential Development
South	Same as Project Site	Same as Project Site	Residential Development
East	Same as Project Site	Same as Project Site	Residential Development
West	Same as Project Site	Same as Project Site	Residential Development

C. PREVIOUS ENVIRONMENTAL DOCUMENT:

The County has determined that an Initial Study shall be prepared in order to determine whether the potential exists for unmitigatable impacts resulting from the proposed project. Relevant analysis from the County-wide General Plan and Community Plan Certified EIRs, and other project-specific studies and reports that have been generated to date, were used as the database for the Initial Study. The decision to prepare the Initial Study utilizing the analysis contained in the General Plan and Specific Plan Certified EIRs, and project-specific analysis summarized herein, is sustained by Sections 15168 and 15183 of the CEQA Guidelines.

Section 15168 relating to Program EIRs indicates that where subsequent activities involve site-specific operations, the agency would use a written checklist or similar device to document the evaluation of the site and the activity, to determine whether the environmental effects of the operation were covered in the earlier Program EIR. A Program EIR is intended to provide the basis in an Initial Study for determining whether the later activity may have any significant effects. It will also be incorporated by reference to address regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

The following documents serve as Program-level EIRs from which incorporation by reference will occur:

- ➔ Placer County General Plan EIR
- ➔ Granite Bay Community Plan EIR

Section 15183 states that "projects which are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or site." Thus, if an impact is not peculiar to the project or site, and it has been addressed as a significant effect in the prior EIR, or will be substantially mitigated by the imposition of uniformly applied development policies or standards, then additional environmental documentation need not be prepared for the project solely on the basis of that impact.

The above stated documents are available for review Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division Office, 565 West Lake Blvd., Tahoe City, CA 96145.

D. EVALUATION OF ENVIRONMENTAL IMPACTS:

The Initial Study checklist recommended by the State of California Environmental Quality Act (CEQA) Guidelines is used to determine potential impacts of the proposed project on the physical environment. The checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by the project (see CEQA Guidelines, Appendix G). Explanations to answers are provided in a discussion for each section of questions as follows:

- a) A brief explanation is required for all answers including "No Impact" answers.
- b) "Less Than Significant Impact" applies where the project's impacts are insubstantial and do not require any mitigation to reduce impacts.
- c) "Less Than Significant with Mitigation Measures" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).
- d) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- e) All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA Guidelines, Section 15063(a)(1)].
- f) Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [CEQA Guidelines, Section 15063(c)(3)(D)]. A brief discussion should be attached addressing the following:
 - ➔ **Earlier analyses used** – Identify earlier analyses and state where they are available for review.
 - ➔ **Impacts adequately addressed** – Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - ➔ **Mitigation measures** – For effects that are checked as "Less Than Significant with Mitigation Measures," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- g) References to information sources for potential impacts (i.e. General Plans/Community Plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously-prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

I. AESTHETICS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect on a scenic vista? (PLN)				X
2. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway? (PLN)				X
3. Substantially degrade the existing visual character or quality of the site and its surroundings? (PLN)			X	
4. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? (PLN)			X	

Discussion- Item I-1:

The proposed project will not have a substantial adverse effect on a scenic vista as it is not located on or near a scenic vista.

Discussion- Item I-2:

The proposed project will not substantially damage scenic resources within a state scenic highway as it is not located on or near a scenic highway.

Discussion- Items I-3,4:

The project site is developed with an abandoned 1,200 square-foot single-family residence with a detached garage and out building structures within the northwest corner of the property. Subsequent to the recordation of the Final Map, four parcels will develop residential land uses permitted by the Zoning District. The potential construction of such residential improvements would be consistent with the character of surrounding properties and would result in a less than significant impact to the existing visual character of the site and its surroundings. The potential construction of such residential improvements would also result in an incremental increase in the amount of nighttime light or glare in the project vicinity associated with residential lighting applications. However impacts from new sources of light or glare would be less than significant. No mitigation measures are required.

II. AGRICULTURAL & FOREST RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (PLN)				X
2. Conflict with General Plan or other policies regarding land use buffers for agricultural operations? (PLN)				X
3. Conflict with existing zoning for agricultural use, a Williamson Act contract or a Right-to-Farm Policy? (PLN)				X
4. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (PLN)				X

5. Involve other changes in the existing environment which, due to their location or nature, could result in the loss or conversion of Farmland (including livestock grazing) or forest land to non-agricultural or non-forest use? (PLN)				X
---	--	--	--	---

Discussion- All Items:

This is an infill project within an urbanized area of Granite Bay that is surrounded by low density residential developments. The project site has not been historically used for agricultural purposes and is not designated as Prime, Unique, Statewide or Local Farmland as shown on maps pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The property is not under a Williamson Act contract. Therefore, there is no impact associated with agricultural and forest resources.

III. AIR QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Conflict with or obstruct implementation of the applicable air quality plan? (PLN, Air Quality)			X	
2. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (PLN, Air Quality)		X		
3. Result in a cumulatively considerable net increase of any criteria for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (PLN, Air Quality)		X		
4. Expose sensitive receptors to substantial pollutant concentrations? (PLN, Air Quality)			X	
5. Create objectionable odors affecting a substantial number of people? (PLN, Air Quality)			X	

Discussion- Item III-1:

The project is located within the Sacramento Valley Air Basin (SVAB) portion of Placer County. The project proposes a minor land division to create three additional parcels consistent with the land use designation. The existing 1,200-square-foot residence and out buildings currently located on the proposed Parcel 1 would be demolished as a part of the project. Construction is anticipated to start in the spring of 2015 and would take approximately one year to develop all four properties. The increase in density resulting from three additional residentially-zoned parcels would not contribute a significant impact to Region, as the related emissions would be below the significant level. The project will not result in a significant obstruction to the Sacramento Regional Air Quality Plan. No mitigation measures are required.

Discussion- Items III-2,3:

The SVAB is designated non-attainment for the federal and state ozone standards (ROG and NO_x), nonattainment for the federal particulate matter standard (PM_{2.5}) and non-attainment for the state particulate matter standard (PM₁₀).

With regards to construction-related air emissions, grading resulting from the construction of roadway improvements and for residential units will encompass approximately 75 percent of the site, and is projected to take two weeks. Such grading would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions from the use of off-road diesel equipment required for site grading. In order to reduce construction related air emissions, associated grading plans shall list the District's Rules and State Regulations. A Dust Control Plan shall be submitted to the Placer County Air Pollution Control District for approval prior to the commencement of earth disturbing activities demonstrating all proposed measures to reduce air pollutant emissions. With the implementation of the following mitigation measures and notes on the improvement plans, construction-related emissions would not result in a cumulatively considerable net increase of any non-

attainment criteria. The operational-related emissions resulting from the additional dwelling units would be below the significance level and will not violate air quality standards or substantially contribute to existing air quality violations. However, standard mitigation measures have been added to minimize operational emissions.

Mitigation Measures- Items III-2,3:

MM III.1 (Construction)

1. Prior to approval of Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.

2. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules.

Include the following standard notes on the Improvement Plans (#3 - #13):

3. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.

4. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

5. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

6. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

7. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

8. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

9. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

10. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.

11. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

12. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

13. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

MM III.2 (Operation)

Include the following standard notes on all Building Plans approved in association with this project:

1. Prior to building permit approval, in accordance with the Placer County Air Pollution District Rule 225, only U.S. EPA Phase II certified wood burning devices or a U.L. Listed Decorative Gas Appliance shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.
2. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. Please see our website for additional information: *(Based on APCD Rule 218)*
3. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown.

Discussion- Items III-4,5:

The project includes minor grading operations which would result in short-term diesel exhaust emissions from on-site heavy-duty equipment and would generate diesel PM emissions and odor from the use of off-road diesel equipment required for site grading. Because of the dispersive properties of diesel PM and the temporary nature of the mobilized equipment use, short-term construction-generated odor and TAC emissions would not expose sensitive receptors to substantial pollutant concentrations and therefore would have a less than significant effect. No mitigation measures are required.

IV. BIOLOGICAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service or National Oceanic and Atmospheric Administration Fisheries? (PLN)		X		
2. Substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number of restrict the range of an endangered, rare, or threatened species? (PLN)		X		
3. Have a substantial adverse effect on the environment by converting oak woodlands? (PLN)				X
4. Have a substantial adverse effect on any riparian habitat or other sensitive natural community, including oak woodlands, identified in local or regional plans, policies or regulations, or by the California Department of Fish & Game, U.S. Fish & Wildlife Service, U.S. Army Corps of Engineers or National Oceanic and Atmospheric Administration Fisheries? (PLN)				X
5. Have a substantial adverse effect on federal or state protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) or as defined by state statute, through direct removal, filling, hydrological interruption, or other means? (PLN)				X
6. Interfere substantially with the movement of any native resident or migratory wildlife species or with established native			X	

resident or migratory wildlife corridors, or impede the use of native wildlife nesting or breeding sites? (PLN)				
7. Conflict with any local policies or ordinances that protect biological resources, including oak woodland resources? (PLN)		X		
8. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (PLN)				X

Discussion- Items IV-1,2:

A Biological Resources Assessment was conducted by the Natural Investigations Company and is dated February 26, 2014. Existing property developments consist of an abandoned 1,200 square-foot house with a detached garage, two shed/barns and a paved driveway. Prior to the survey, the project site was utilized for the past thirty years as a construction yard for storage and maintenance of equipment and materials. The site currently contains two terrestrial vegetation community/habitat types: ruderal/disturbed and non-native grassland. Tree density is greater surrounding the abandoned home site that is proposed to be within Parcel 1. According to the assessment, the project will not result in any adverse impacts to any sensitive or special status species as none are known or expected to occur on the project site. The project will not substantially reduce the habitat of a fish or wildlife species, eliminate a plant or animal community, or reduce the number or restrict the range of an endangered, rare, or threatened species because none are known or expected to occur on the project site.

Although few species are expected to permanently inhabit the project site, it may be used occasionally by select avian species. No special-status species were observed on the project site. However, additional pre-construction nesting bird surveys are recommended to assure compliance with the Migratory Bird Treaty Act. As such, there is a potential to disrupt nesting avian species during project construction and mitigation is required to reduce any impacts to a less than significant level.

Mitigation Measures- Items IV-1,2:

MM IV.1 Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report.

Discussion- Item IV-3:

The project site includes a total of 12 oak trees (11 Valley Oaks and 1 Black Oak) that are protected under the Placer County Tree Ordinance (See Discussion item IV-7). These trees do not constitute "oak woodlands" as they do not account for at least ten percent of the canopy onsite or do they signify any significant stand of oak trees. As such, the proposed project will not result in the conversion of oak woodlands.

Discussion- Item IV-4:

Project development will not occur within these areas as required by County Code and future residential development will be subject to setback requirements and Best Management Practices (BMPs). Therefore, there is no impact.

Discussion- Item IV-5:

According to the Biological Resources Assessment there are no aquatic habitats onsite. No vernal pools or other isolated wetlands were detected within the site. In addition, the drainage swale that is adjacent to Joe Rodgers Road is not considered a jurisdictional feature because it is lined with upland vegetation (grasses), lacks ordinary high-water mark indicators, and has no direct connectivity with downstream jurisdictional waters. Therefore, there is no impact.

Discussion- Item IV-6:

The project will not interfere with the movement of any known native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No mitigation measures are required.

Discussion- Item IV-7:

A total of 12 protected oak trees are proposed to be removed and/or impacted with the proposed subdivision improvements. A mitigation measure is included for the removal of the protected oak trees.

Mitigation Measures- Item IV-7:

MM IV.2 Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Division (ESD). At its discretion, the Design Review Committee may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements by the ESD.

Discussion- Item IV-8:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

V. CULTURAL RESOURCES – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Substantially cause adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5? (PLN)			X	
2. Substantially cause adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines, Section 15064.5? (PLN)			X	
3. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (PLN)			X	
4. Have the potential to cause a physical change, which would affect unique ethnic cultural values? (PLN)				X
5. Restrict existing religious or sacred uses within the potential impact area? (PLN)				X
6. Disturb any human remains, including those interred outside of formal cemeteries? (PLN)			X	

Discussion- Item V-1:

The Cultural Resources assessment is dated March 14, 2014 and was conducted by GrassRoots Environmental (project consultant). The assessment performed by GrassRoots Environmental identified one existing resource, an historic residence. The assessment indicated that this resource did not constitute a Historical Resource as defined by CEQA and therefore no additional management, description, or recordation is required for the project to proceed. The assessment also indicates that the project site is not known to contain any object, building, structure, site, area, place, record or manuscript that meets the criteria for the listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852). In addition, State and Federal inventories list no historic properties (buildings, structures, or objects) within the proposed subject property area. No mitigation measures are required.

Discussion- Items V-2,3,6:

The project site is not included in any known local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in the General Plan Background Report, Figure 8-4 "Concentrations of Historical Sites and Buildings". The project will not cause a substantial adverse change in the significance of a known unique archeological resource, directly or indirectly destroy any known unique paleontological resource, or site, or disturb any known human remains, including those that are located outside of a formal cemetery.

Although the project site is not included in any known local register of historical resources and impacts are not anticipated to occur based on factual research and reports prepared by the North Central Information Center (dated March 10, 2014) and the Native American Heritage Commission, construction of improvements required to vest the project could result in accidental discovery of previously unknown resources. Therefore, the following standardized condition of approval will be placed on the project in accordance with General Plan policy in the event of accidental discovery of archaeological or paleontological resources, or human remains:

"If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s)."

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site."

No mitigation measures are required.

Discussion- Item V-4:

The project does not have the potential to cause a physical change that will affect any known unique ethnic cultural values.

Discussion- Item V-5:

No record exists of any known existing religious or sacred uses on the project site. Therefore, there is no impact.

VI. GEOLOGY & SOILS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Expose people or structures to unstable earth conditions or changes in geologic substructures? (ESD)				X
2. Result in significant disruptions, displacements, compaction or overcrowding of the soil? (ESD)		X		

3. Result in substantial change in topography or ground surface relief features? (ESD)			X	
4. Result in the destruction, covering or modification of any unique geologic or physical features? (ESD)				X
5. Result in any significant increase in wind or water erosion of soils, either on or off the site? (ESD)		X		
6. Result in changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake? (ESD)		X		
7. Result in exposure of people or property to geologic and geomorphological (i.e. Avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? (ESD)			X	
8. Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? (ESD)			X	
9. Be located on expansive soils, as defined in Chapter 18 of the California Building Code, creating substantial risks to life or property? (ESD)				X

Discussion- Items VI-1,4,9

According to the United States Department of Agriculture (USDA) Soil Survey of Placer County and the United States Department of Agriculture ~ Natural Resources Conservation Service Web Soil Survey, the proposed project is primarily located on soils classified as Andregg coarse sandy loam. A small portion of the northeast corner of the property consists of Xerorthents, placer areas. The Andregg series consists of moderately deep, gently rolling, well-drained soil underlain by weathered granitic bedrock. The Xerorthents, placer areas, consist of stony, cobbly, and gravelly material commonly adjacent to streams that have been placer mined. The soil material derived from a mixture of rocks, stratified but poorly sorted. The Soil Survey does not identify any unique geologic or physical features for the Andregg or Xerorthents soil types and did not identify any expansive soil limitations. No known unique geologic or physical features exist on the site that will be destroyed or modified. Creation of this Parcel Map and associated improvements will not create any unstable earth conditions or change any geologic substructure. There is no impact.

Discussion- Item VI-2:

In order to construct the proposed residences, associated driveways, and parcel map access road improvements, minimal grading is proposed. Site topography is relatively flat, sloping gently north at elevations of 368 to 358 feet above sea level. The soil unit is primarily Andregg coarse sandy loam. Soil permeability is moderately rapid. These soils have potential construction limitations due to depth to weathered rock of generally 29 to 40 inches, which may require blasting for sewer line construction.

The earthwork is proposed to balance on-site and be close to existing grade, as shown on the preliminary grading plan dated March 28, 2014. Retaining walls are not proposed. All resulting finished grades are proposed to be no steeper than 2:1. The maximum proposed height of any excavation or fill is three to five feet. The proposed project's impacts associated with unstable earth conditions, soil disruptions, displacements, compaction of the soil, and overcrowding of the soil will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item VI-2:

MM VI.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of

the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements.

MM VI.2 The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

MM VI.3 Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area.

MM VI.4 Include the following standard note on the Improvement Plans: In the event of blasting, a plan shall be submitted to the County for approval not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work.

Discussion- Item VI-3:

The four parcel minor land division project is not proposing a substantial change in topography or ground surface relief features on the 5.4 acre site. The new parcel map access road is approximately 400 feet long, with minor grading required to construct the County standard road connection improvements at Joe Rodgers Road. Each parcel will be graded with a building pad and utilities will be installed to serve each parcel. There is not a substantial change in site topography as a result of this project. No mitigation measures are required.

Discussion- Items VI-5,6:

This project proposal would result in soil disturbance and grading of approximately 75 percent of the site, or four acres, to construct a new residential parcel map access road, County Land Development Manual standard Plate R-17 roadway connection at Joe Rodgers Road, and associated utility improvements in order to provide access to the four new parcels. The disruption of soils on this previously disturbed property increases the risk of erosion and creates a potential for contamination of stormwater runoff with disturbed soils or other pollutants introduced through typical grading practices. The construction phase will create significant potential for erosion as disturbed soil may

come in contact with wind or precipitation that could transport sediment to the air and/or adjacent waterways. Miners Ravine is located approximately 1,000 feet north of the property and this site drains directly north towards Miners Ravine. Discharge of concentrated runoff in the post-development condition could also contribute to the erosion potential in the long-term; however, due to runoff flows from this project being directed through existing overland flow patterns, downstream water quality impacts are less than significant. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items VI-5,6:

MM VI.1, MM VI.2, MM VI.3 See Item VI-2 for the text of these mitigation measures as well as the following:

MM VI.5 The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

Discussion- Items VI-7,8:

The site is located within Seismic Zone 3. Because structures will be constructed according to the current edition of the California Building Code, which contains seismic standards, the likelihood of severe damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site. No mud slides, landslides, or other geologic or geomorphological hazards have been observed at or near this project site. No mitigation measures are required.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant and/or cumulative impact on the environment? (PLN, Air Quality)			X	
2. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (PLN, Air Quality)			X	

Discussion- All Items:

Greenhouse gas (GHG) emissions of primary concern from land use projects include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Construction related activities resulting in exhaust emissions may come from fuel combustion for heavy-duty diesel and gasoline-powered equipment, portable auxiliary equipment, material delivery trucks, and worker commuter trips. Operational GHG emissions would result from motor vehicle trips generated by the additional residents, on-site fuel combustion for space and water heating, landscape maintenance equipment, and fireplaces/stoves; and off site emissions at utility providers associated with the project's electricity and water demands.

The project would result in site grading and the construction of four dwelling units. The construction and operational related GHG emissions resulting from the project would not substantially hinder the State's ability to attain the goals identified in AB 32 (i.e., reduction of statewide GHG emissions to 1990 levels by 2020; approximately a 30 percent reduction from projected 2020 emissions). Thus, the construction and operation of the project would not generate substantial greenhouse gas emissions, either directly or indirectly, which may be considered to have a significant impact on the environment, nor conflict with an applicable plan, policy or regulation adopted for the purpose of

reducing the emissions of greenhouse gases and is therefore considered to have a less than significant impact. No mitigation measures are required.

VIII. HAZARDS & HAZARDOUS MATERIALS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Create a significant hazard to the public or the environment through the routine handling, transport, use, or disposal of hazardous or acutely hazardous materials? (EHS)			X	
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (EHS)			X	
3. Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school? (PLN, Air Quality)				X
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (EHS)				X
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (PLN)				X
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area? (PLN)				X
7. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (PLN)				X
8. Create any health hazard or potential health hazard? (EHS)				X
9. Expose people to existing sources of potential health hazards? (EHS)				X

Discussion- Items VIII-1,2:

The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion- Item VIII-3:

There are no school sites located within a quarter mile of the project location. Further, the project does not propose a use that typically would involve any activities that would emit hazardous substances or waste that would affect a substantial number of people and is therefore considered to have no impact.

Discussion- Items VIII-4,9:

The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase 2 Soil Sampling Environmental Site Assessment was completed by GHH Engineering Inc. dated June 2014 in order to evaluate potential contamination related to past land uses as an orchard. Soil sample results are below published screening levels and therefore no additional soil sampling related to past land use is required.

Discussion- Item VIII-5:

The project is not located within an airport land use plan or, where such a plan has been adopted, or within two miles of a public airport or public use airport. As such, the project would not result in a safety hazard for people residing or working in the project area. There is no impact.

Discussion- Item VIII-6:

The project is not within the vicinity of a private airstrip and as such, would not result in a safety hazard for people residing in the project area. Therefore, there is no impact.

Discussion- Item VIII-7:

Based on the project analysis, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires because there are no wildlands adjacent to residential parcels in the immediate developed area of Granite Bay. Therefore, there is no impact.

Discussion- Item VIII-8:

As proposed, the project would not result in any impacts associated with mosquito breeding or other health hazard. Therefore, there is no impact.

IX. HYDROLOGY & WATER QUALITY – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Violate any federal, state or county potable water quality standards? (EHS)				X
2. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lessening of local groundwater supplies (i.e. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (EHS)				X
3. Substantially alter the existing drainage pattern of the site or area? (ESD)			X	
4. Increase the rate or amount of surface runoff? (ESD)		X		
5. Create or contribute runoff water which would include substantial additional sources of polluted water? (ESD)		X		
6. Otherwise substantially degrade surface water quality?(ESD)		X		
7. Otherwise substantially degrade ground water quality? (EHS)			X	
8. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard boundary or Flood Insurance Rate Map or other flood hazard delineation map? (ESD)				X
9. Place within a 100-year flood hazard area improvements which would impede or redirect flood flows? (ESD)				X
10. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (ESD)				X
11. Alter the direction or rate of flow of groundwater? (EHS)				X
12. Impact the watershed of important surface water resources, including but not limited to Lake Tahoe, Folsom Lake, Hell Hole				X

Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? (EHS, ESD)				
--	--	--	--	--

Discussion- Item IX-1:

This project will not rely on groundwater wells as a potable water source. Potable water for this project will be treated water from San Juan Water District. There was a hand dug well on the property that had the potential to be a conduit for groundwater contamination. This well was properly destroyed under permit with Environmental Health Services and is no longer a threat to groundwater. The project will not violate water quality standards with respect to potable water. There is no impact.

Discussion- Item IX-2:

This project will not utilize groundwater, and is not located in an area where soils are conducive to groundwater recharge. Therefore, the project will not substantially deplete groundwater supplies or interfere with groundwater recharge. There is no impact.

Discussion- Item IX-3:

This residential parcel map project would create four new residential parcels from one existing 5.4 acre residential parcel. The resulting parcels will range from approximately 1.2 to 1.6 acres in size. To construct the required parcel map roadway, access improvements, underground utilities, and building pads, approximately 75 percent of the site will be disturbed by grading activities. The residential parcels will be pad graded as a part of the project. The parcel map improvements will not cause a significant change to site hydrology. While on site drainage patterns are slightly altered due to the proposed development of this site, the direction of discharge of runoff to the north towards Joe Rodgers Road and ultimately to Miners Ravine from the site remains essentially the same as pre-development conditions. No mitigation measures are required.

Discussion- Item IX-4:

The project proposes to remove the existing single-family residence from the 5.4 acre parcel and subdivide in order to create four new residential single-family parcels, ranging from 1.2 to 1.6 acres each in size. The additional impervious areas of the paved parcel map roadway, connection to Joe Rodgers Road, and future home sites (roofs, driveways, and landscaping features) created by the project will increase peak flows from the site towards Miners Ravine. The project will route runoff generally in a northerly direction via new drainage swales and ditches along the periphery of each parcel and along the outer edge of the new parcel map access roadway. The storm drainage will be collected in new catch basins and routed into the existing drainage ditch along Joe Rodgers Road. The existing drainage ditch flows into existing culverts which divert water north under Joe Rodgers Road towards Miners Ravine. A new culvert will be constructed with the parcel map road connection and will be sized to maximize flows through the ditch. The existing ditch is two to three feet wide. The project will be required to provide a final drainage report with submittal of the improvement plans to properly size the new culvert.

The subject project is within the Dry Creek Watershed Flood Control Plan area. Flooding along Dry Creek and its tributaries (this property is in the Miners Ravine watershed) is well documented. Cumulative downstream impacts were studied in the Dry Creek Watershed Flood Control Plan dated 1992 in order to plan for flood control projects and set flood control policies. Mitigation measures for development in this area based on the 1992 plan included local, on-site detention where necessary to reduce post-development flows from the ten and 100-year storms to pre-development levels as well as flood control development fees to fund regional detention basins to reduce flooding on major streams in the Dry Creek watershed. A recently adopted Update to the Dry Creek Watershed Flood Control Plan dated November 2011 concluded that land development projects are no longer required to provide onsite stormwater detention within the Dry Creek Watershed unless existing downstream drainage facilities cannot accommodate the project's increases in stormwater runoff. Therefore, this project is not required to provide stormwater detention.

However, Dry Creek Watershed fees are still required as mitigation measures for new projects within the Dry Creek Watershed. If these fees are not collected on a project by project basis to fund regional detention facilities, these types of capital improvements may not be realized and flooding impacts to properties within the Dry Creek Watershed area will persist. Staff considers these cumulative flood control impacts to be potentially significant impacts and the payment of Dry Creek Watershed fees are required as mitigation measures.

The proposed project's impacts associated with increasing the rate or amount of surface runoff will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Item IX-4:

MM VI.1, MM VI.2 See Item VI-2 for the text of these mitigation measures as well as the following:

MM IX.1 The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM IX.2 This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$775 per single-family residence, payable to the Engineering and Surveying Division prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs.

MM IX.3 This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$117 per single-family residence.

Discussion- Items IX-5,6:

The water quality of all natural waterways is important to maintain for public health and safety and the health of the ecosystem. Potential water quality impacts are present both during project construction and after project development. Construction activities will disturb soils and cause potential introduction of sediment into stormwater during rain events. Through the implementation of Best Management Practices (BMPs) for minimizing contact with potential stormwater pollutants at the source and erosion control methods, this potentially significant impact will be reduced to less than significant levels. In the post-development condition, the project could potentially introduce contaminants such as oil and grease, sediment, nutrients, metals, organics, pesticides, and trash from activities such as roadway runoff, outdoor storage, landscape fertilizing and maintenance, and refuse collection. During construction, the building pad preparation and driveway improvements will potentially cause erosion, sediment, and water quality impacts to the Miners Ravine watershed. Erosion potential and water quality impacts are always present and occur when protective vegetative cover is removed and soils are disturbed. This disruption of soils on the site has the potential to result in significant increases in erosion of soils both on- and off-site. The proposed project's impacts associated with soil erosion will be mitigated to a less than significant level by implementing the following mitigation measures:

Mitigation Measures- Items IX-5,6:

MM VI.1, MM VI.2, MM VI.3, MM VI.5 See Item VI-2 and Items VI-5,6 for the text of these mitigation measures as well as the following:

MM IX.4 Water quality Best Management Practices (BMPs) shall be designed according to the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and/or for Industrial and Commercial, (and/or other similar source as approved by the Engineering and Surveying Division (ESD)).

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: vegetated swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.

MM IX.5 This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No.CAS000004, Order No.2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management.

Discussion- Item IX-7:

The project could result in urban stormwater runoff. Standard Best Management Practices (BMPs) will be used and as such, the potential for this project to violate any water quality standards is considered to be less than significant. No mitigation measures are required.

Discussion- Items IX-8,9,10:

The project site is not located within a flood hazard area shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and there are no proposed building sites within a FEMA-designated Flood Zone or Special Flood Hazard Area. The project improvements will not impede or redirect flood flows. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. There is no impact.

Discussion- Item IX-11:

The project will not alter the direction or rate of flow of groundwater as it does not propose the use of a groundwater source. There is no impact.

Discussion- Item IX-12:

Stormwater runoff from the site eventually flows via overland ditches into Miners Ravine; however, the runoff will be treated by vegetated swales and infiltration prior to reaching Miners Ravine. The improvements proposed do not substantially impact an important surface water resource. There is no impact.

X. LAND USE & PLANNING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Physically divide an established community? (PLN)				X
2. Conflict with General Plan/Community Plan/Specific Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect? (EHS, ESD, PLN)				X
3. Conflict with any applicable habitat conservation plan or natural community conservation plan or other County policies, plans, or regulations adopted for purposes of avoiding or mitigating environmental effects? (PLN)				X
4. Result in the development of incompatible uses and/or the creation of land use conflicts? (PLN)				X
5. Affect agricultural and timber resources or operations (i.e. impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? (PLN)				X
6. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? (PLN)				X

7. Result in a substantial alteration of the present or planned land use of an area? (PLN)				X
8. Cause economic or social changes that would result in significant adverse physical changes to the environment such as urban decay or deterioration? (PLN)				X

Discussion- Item X-1:

The project will not divide an established community because the project and surrounding area has already been developed with residential land uses. This project would add new residences and residential accessory structures on four parcels. The minor land division and subsequent residential single-family homes would be compatible with the established Granite Bay community and consistent with the Placer County Zoning Ordinance. Therefore, there is no impact.

Discussion- Item X-2:

The project does not conflict with General Plan/Granite Bay Community Plan designations or zoning, or Plan policies adopted for the purpose of avoiding or mitigating an environmental effect as the property is already zoned residential (RS-AG-B-20) and single-family residences and residential accessory structures are allowable land uses with a building permit. There is no impact.

Discussion- Item X-3:

The project site is not located in an area subject to a Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, there is no impact.

Discussion- Item X-4:

The project will not result in the development of incompatible land uses or create land use conflicts as the project is consistent with the Granite Bay Community Plan, Placer County Zoning Ordinance and is compatible with surrounding land uses. There is no impact.

Discussion- Item X-5:

The project site does not include any commercial agricultural use and does not include timber resources. The project proposes the development of residential parcels which will not result in significant impacts to agricultural or timber resources given that the parcels would allow for hobby farms and small scale agricultural activities. No mitigation measures are required.

Discussion- Item X-6:

The project will not disrupt or divide the physical arrangement of an established community. The project would add four residential units on four newly created parcels within an established residential community. There is no impact.

Discussion- Item X-7:

The project will not result in any alteration of the present or planned land use of the project area. The planned land use of the site allows for the proposed parcel sizes. There is no impact.

Discussion- Item X-8:

The project includes the development of four new residential parcels in an existing residential zone district and is surrounding by existing single-family residential development. Therefore, the project will not cause economic or social changes that will result in significant adverse physical changes to the environment. There is no impact.

XI. MINERAL RESOURCES – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (PLN)				X
2. The loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or				X

other land use plan? (PLN)				
----------------------------	--	--	--	--

Discussion- All Items:

No valuable, locally important mineral resources have been identified by the Department of Conservation's "Mineral Land Classification of Placer County" (dated 1995) on the project site. Development of the project would not result in impacts to mineral resources. There is no impact.

XII. NOISE – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan, Community Plan or noise ordinance, or applicable standards of other agencies? (PLN)			X	
2. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
3. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (PLN)			X	
4. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X
5. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (PLN)				X

Discussion- Item XII-1:

Project related construction noise would need to comply with the Placer County Noise Ordinance. No Mitigation measures are required.

Discussion- Item XII-2:

The project will not result in any substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Completion of the project would result in four new single-family residences and accessory structures, which will not result in a substantial increase in ambient noise levels. No mitigation measures are required.

Discussion- Item XII-3:

The project may result in a moderate temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project resulting from construction of required project improvements such as four new single-family residences with driveways on four parcels and a new private access road. This temporary increase due to limited short term construction activities will be less than significant. A condition of approval for the project will be recommended that limits construction hours so that early evening and early mornings, as well as all day Sunday, will be free of construction noise. No mitigation measures are required.

Discussion- Item XII-4:

The project is not located within an airport land use plan or within two miles of a public use airport. There is no impact.

Discussion- Item XII-5:

The project is not located in the vicinity of a private airstrip and therefore, there is no impact.

XIII. POPULATION & HOUSING – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Induce substantial population growth in an area, either directly (i.e. by proposing new homes and businesses) or indirectly (i.e. through extension of roads or other infrastructure)? (PLN)				X
2. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (PLN)				X

Discussion- Item XIII-1:

The project will not directly or indirectly result in substantial population growth in the area. Following recordation of the Parcel Map, the property owner will possess rights to develop each of the four parcels with a single-family residence and associated residential accessory structures. The potential development of four additional residences is allowed by the Placer County Zoning Ordinance. The addition of four single-family residences has already been accounted for in the Granite Bay Community Plan (zoning and land use designation). No mitigation measures are required.

Discussion- Item XIII-2:

The project will not displace existing housing necessitating the construction of replacement housing elsewhere. There is no impact.

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental services and/or facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services?

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Fire protection? (ESD, PLN)			X	
2. Sheriff protection? (ESD, PLN)			X	
3. Schools? (ESD, PLN)			X	
4. Maintenance of public facilities, including roads? (ESD, PLN)			X	
5. Other governmental services? (ESD, PLN)			X	

Discussion- Item XIV-1:

The project could result in a modest incremental increase in the need for fire protection services for four new single-family residences that would be constructed. Any newly constructed dwelling unit will be required to comply with California Building Code Chapter 7A which, requires new residences to be constructed with fire resistive exterior materials and prohibits unprotected exterior wall openings. Therefore the project will not require the provision of new or physically altered fire protection facilities nor significantly impair service ratios, response times or other performance objectives. This would result in a less than significant impact to the provision of fire protection services. No mitigation measures are required.

Discussion- Item XIV-2:

The project could result in a modest incremental increase in the need for sheriff protection services. The addition of four new single-family residences would result in a less than significant impact to the provision of sheriff protection services. No mitigation measures are required.

Discussion- Items XIV-3,4,5:

The project could result in a modest incremental increase in the need for schools, roads, parks, and other governmental services. This increase would not result in a substantial adverse physical impact from the provision of new or expanded facilities or services. Additionally, the provision of these services would be offset by existing fee programs regulated by ordinance (such as the Countywide Traffic Fee Program, Park Fee Program, school fees, etc.) that are integrated into the residential Building Permit process. The proposed parcel map will construct a new County standard road connection for the parcel map access road onto Joe Rodgers Road, a County maintained roadway; however, this will not increase existing road maintenance operations. No mitigation measures are required.

XV. RECREATION – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (PLN)			X	
2. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (PLN)				X

Discussion- Item XV-1:

The project could result in a modest incremental increase in the use of and need for neighborhood and regional parks or other recreational facilities. This increase would not result in a substantial physical deterioration of these facilities. This would result in a less than significant impact to the provision of recreational facilities because provision of these services would be offset by collection of Park Preservation Fund fees regulated by County ordinance (Sections 15.34.010, 16.08.100 and/or 17.54.100.D). No mitigation measures are required.

Discussion- Item XV-2:

This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. There is no impact.

XVI. TRANSPORTATION & TRAFFIC – Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. An increase in traffic which may be substantial in relation to the existing and/or planned future year traffic load and capacity of the roadway system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (ESD)		X		
2. Exceeding, either individually or cumulatively, a level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic? (ESD)			X	
3. Increased impacts to vehicle safety due to roadway design features (i.e. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (ESD)				X

4. Inadequate emergency access or access to nearby uses? (ESD)				X
5. Insufficient parking capacity on-site or off-site? (ESD, PLN)			X	
6. Hazards or barriers for pedestrians or bicyclists? (ESD)				X
7. Conflicts with adopted policies, plans, or programs supporting alternative transportation (i.e. bus turnouts, bicycle lanes, bicycle racks, public transit, pedestrian facilities, etc.) or otherwise decrease the performance or safety of such facilities? (ESD)				X
8. Change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (PLN)				X

Discussion- Item XVI-1:

The project proposal would result in the creation of four parcels where one residential parcel and single-family residence previously existed. The proposed project will generate approximately three additional PM peak hour trips. The peak hour trip generation of the proposed project is consistent with the land use zoning for this property.

The proposed project creates site-specific impacts on local transportation systems that are considered less than significant when analyzed against the existing baseline traffic conditions and roadway segment / intersection existing LOS; however, the cumulative effect of an increase in traffic has the potential to create significant impacts to the area's transportation system. Article 15.28.010 of the Placer County Code establishes a road network Capital Improvement Program (CIP). This project is subject to this code and, therefore, required to pay traffic impact fees to fund the CIP for area roadway improvements. With the payment of traffic mitigation fees for the ultimate construction of the CIP improvements, the traffic impacts are considered less than significant.

Mitigation Measures- Item XVI-1:

MM XVI.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:

- A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- B) South Placer Regional Transportation Authority (SPRTA)

The current estimated fee is \$6,776 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion- Item XVI-2:

This proposed minor land division would ultimately result in the creation of four new residential single family parcels where only one previously existed. The level of service standard established by the County General Plan and/or Community Plan for roads affected by project traffic will not be exceeded. No mitigation measures are required.

Discussion- Item XVI-3:

The project proposes to construct a County standard road connection for the parcel map road to Joe Rodgers Road. The sight is generally flat along the frontage of Joe Rodgers Road and there is adequate sight distance at the proposed road encroachment. There is no impact.

Discussion- Item XVI-4:

The servicing fire district has reviewed the proposed project and has not identified any impacts to emergency access. The project proposes a 42 foot radius cul-de-sac in order to satisfy the turnaround requirements of the South Placer Fire District. There is no impact.

Discussion- Item XVI-5:

The proposed project would create four residential parcels, each of which would be required to provide off-street parking for two vehicles per dwelling unit in conformance with Section 17.54.060 of the Placer County Zoning

Ordinance (Parking Standards). Additionally, off-street parking would be provided within the private driveways. No mitigation measures are required.

Discussion- Item XVI-6:

The proposed project will not cause hazards or barriers to pedestrians or bicyclists. There is no impact.

Discussion- Item XVI-7:

The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. There is no impact.

Discussion- Item XVI-8:

The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

XVII. UTILITIES & SERVICE SYSTEMS – Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
1. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (ESD)				X
2. Require or result in the construction of new water or wastewater delivery, collection or treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (EHS, ESD)			X	
3. Require or result in the construction of new on-site sewage systems? (EHS)				X
4. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (ESD)			X	
5. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (EHS)			X	
6. Require sewer service that may not be available by the area's waste water treatment provider? (EHS, ESD)			X	
7. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs in compliance with all applicable laws? (EHS)				X

Discussion- Item XVII-1:

The type of wastewater expected to be produced by this four-parcel residential parcel map is typical of wastewater already collected by the Placer County Sewer Maintenance District No. 2 and treated at the Dry Creek Wastewater Treatment Plant. The treatment facility is capable of handling and treating the additional volume of wastewater from the proposed new residences without overwhelming the existing system. There is no impact.

Discussion- Item XVII-2:

The project is located within the San Juan Water District service area and will connect to public water service by constructing approximately 20 feet of new water line to the existing water main in Joe Rodgers Road. To gravity sewer the four new parcels, on and off-site public sewer construction will be required to connect to the existing sewer manhole approximately 20 feet away from the property in Joe Rodgers Road in accordance with requirements of the Placer County Sewer Maintenance District No. 2. The water and sewer extensions and related encroachments into the County maintained roadway will be shown on the Improvement Plans and will serve letters from the applicable service providers will be required prior to Improvement Plan approval. No mitigation measures are required.

Discussion- Item XVII-3:

The project will be served by public sewer, and will not require or result in the construction of a new septic system. There is no impact.

Discussion- Item XVII-4:

The construction of the new parcel map private road, access improvements, drainage swales, catch basins, and culvert crossing is included in the analysis of the grading and drainage impacts and will not cause additional significant environmental effects beyond those previously identified. No mitigation measures are required.

Discussion- Items XVII-5,6:

The agencies charged with providing treated water, sewer services, and refuse disposal have indicated their requirements to serve the project. These requirements are routine in nature and do not represent significant impacts. The project will not result in the construction of new treatment facilities or create an expansion of an existing facility. Typical project conditions of approval require submission of "will-serve" letters from each agency. No mitigation measures are required.

Discussion- Item XVII-7:

The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. There is no impact.

E. MANDATORY FINDINGS OF SIGNIFICANCE:

Environmental Issue	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially impact biological resources, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		X
3. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?		X

F. OTHER RESPONSIBLE AND TRUSTEE AGENCIES whose approval is required:

<input type="checkbox"/> California Department of Fish and Wildlife	<input type="checkbox"/> Local Agency Formation Commission (LAFCO)
<input type="checkbox"/> California Department of Forestry	<input type="checkbox"/> National Marine Fisheries Service
<input type="checkbox"/> California Department of Health Services	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> California Department of Toxic Substances	<input type="checkbox"/> U.S. Army Corp of Engineers
<input type="checkbox"/> California Department of Transportation	<input type="checkbox"/> U.S. Fish and Wildlife Service
<input type="checkbox"/> California Integrated Waste Management Board	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> California Regional Water Quality Control Board	<input type="checkbox"/> _____

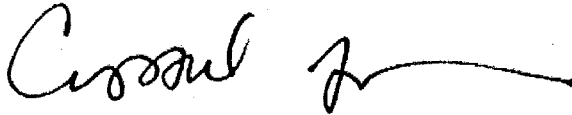
G. DETERMINATION – The Environmental Review Committee finds that:

Although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

H. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments consulted):

Planning Services Division, Roy Schaefer, Chairperson
 Planning Services Division, Air Quality, Lisa Carnahan
 Engineering and Surveying Division, Rebecca Taber, P.E.
 Department of Public Works, Transportation
 Environmental Health Services, Laura Rath
 Flood Control Districts, Andrew Darrow
 Facility Services, Parks, Andy Fisher
 Environmental Engineering Division, Heather Knutson

Signature



Date

October 1, 2014

Crystal Jacobsen, Environmental Coordinator

I. SUPPORTING INFORMATION SOURCES: The following public documents were utilized and site-specific studies prepared to evaluate in detail the effects or impacts associated with the project. This information is available for public review, Monday through Friday, 8am to 5pm, at the Placer County Community Development Resource Agency, Environmental Coordination Services, 3091 County Center Drive, Auburn, CA 95603. For Tahoe projects, the document will also be available in our Tahoe Division office, 775 North Lake Blvd., Tahoe City, CA 96145.

County Documents	<input checked="" type="checkbox"/> Air Pollution Control District Rules & Regulations	
	<input checked="" type="checkbox"/> Granite Bay Community Plan	
	<input checked="" type="checkbox"/> Environmental Review Ordinance	
	<input checked="" type="checkbox"/> General Plan	
	<input checked="" type="checkbox"/> Grading Ordinance	
	<input checked="" type="checkbox"/> Land Development Manual	
	<input checked="" type="checkbox"/> Land Division Ordinance	
	<input checked="" type="checkbox"/> Stormwater Management Manual	
	<input checked="" type="checkbox"/> Tree Ordinance	
	<input type="checkbox"/> _____	
Trustee Agency Documents	<input type="checkbox"/> Department of Toxic Substances Control	
	<input type="checkbox"/> _____	
Site-Specific Studies	Planning Services Division	<input checked="" type="checkbox"/> Biological Study
		<input checked="" type="checkbox"/> Cultural Resources Pedestrian Survey
		<input checked="" type="checkbox"/> Cultural Resources Records Search
		<input type="checkbox"/> Lighting & Photometric Plan
		<input type="checkbox"/> Paleontological Survey
		<input checked="" type="checkbox"/> Tree Survey & Arborist Report
		<input type="checkbox"/> Visual Impact Analysis
		<input type="checkbox"/> Wetland Delineation
		<input type="checkbox"/> Acoustical Analysis
		<input type="checkbox"/> _____
	Engineering & Surveying Division, Flood Control District	<input type="checkbox"/> Phasing Plan
		<input checked="" type="checkbox"/> Preliminary Grading Plan
		<input type="checkbox"/> Preliminary Geotechnical Report
		<input checked="" type="checkbox"/> Preliminary Drainage Report
		<input type="checkbox"/> Stormwater & Surface Water Quality BMP Plan
		<input type="checkbox"/> Traffic Study

		<input type="checkbox"/> Sewer Pipeline Capacity Analysis
		<input type="checkbox"/> Placer County Commercial/Industrial Waste Survey (where public sewer is available)
		<input type="checkbox"/> Sewer Master Plan
		<input checked="" type="checkbox"/> Utility Plan
		<input checked="" type="checkbox"/> Tentative Parcel Map
	Environmental Health Services	<input type="checkbox"/> Groundwater Contamination Report
		<input type="checkbox"/> Hydro-Geological Study
		<input checked="" type="checkbox"/> Phase I Environmental Site Assessment
		<input type="checkbox"/> Soils Screening
		<input type="checkbox"/> Preliminary Endangerment Assessment
		<input type="checkbox"/> _____
	Planning Services Division, Air Quality	<input type="checkbox"/> CALINE4 Carbon Monoxide Analysis
		<input type="checkbox"/> Construction Emission & Dust Control Plan
		<input type="checkbox"/> Geotechnical Report (for naturally occurring asbestos)
		<input type="checkbox"/> Health Risk Assessment
		<input type="checkbox"/> CalEEMod Model Output
		<input type="checkbox"/> _____
	Fire Department	<input type="checkbox"/> Emergency Response and/or Evacuation Plan
		<input type="checkbox"/> Traffic & Circulation Plan
		<input type="checkbox"/> _____



PLACER COUNTY PLANNING DIVISION PARCEL REVIEW COMMITTEE

PRELIMINARY CONDITIONS OF APPROVAL

Note: Preliminary Conditions are subject to change as a result of the public hearing.

Parcel Map Project# PMLD 20130390

Parcel Map Name: Hills

1. Approval of PMLD 20130390 allows for the division of a 5.4-acre parcel into four parcels, 1.17 acres for Parcel 1, 1.39 acres for Parcel 2, 1.36 acres for Parcel 3, and 1.57 acres for Parcel 4.

Service Providers

2. Provide will-serve letters from the following agencies that express satisfaction with the proposed project.

Electric Company:	PG&E
School Districts:	Eureka Elementary School District Roseville Joint Union High School District
Water District:	San Juan Water District
Fire Protection District(s)	South Placer Fire District
Sewer District:	Placer County Sewer Maintenance District #2 (See Will-Serve Requirements Letter dated March 25, 2014.)

NOTE: Sewer service provided by Placer County will require the sewer to be designed and constructed prior to issuance of a will-serve letter. In some instances reimbursement agreements may be in place to reimburse developers who have constructed excess or oversized sewer line. In such cases, you may be responsible to pay a pro rata share of the sewer line.

Easements

3. Show all record easements on the parcel map.
4. Dedicate to Placer County one-half of a 60 foot wide highway easement where the project fronts Joe Rodgers Road, as measured from the existing centerline of the existing roadway, plan line or other alignment as approved by the Transportation Division of the Department of Public Works.
5. Create a 40 foot wide (minimum) private road, public utility, public support, and emergency vehicle access easement to Parcels 1, 2, 3, and 4.
6. Irrevocably offer to dedicate to Placer County a 40 foot wide highway easement for all on-site roadways being created by this minor land division.
7. Submit proof of easements for construction or transmission of water from its source to the property. Create sufficient easements to transport water to all parcels being served by public water source.
8. Dedicate 12.5 foot wide multi-purpose easements adjacent to all highway easements.
9. Dedicate on- and off-site public sewer easements adequate for public sewer infrastructure and utility vehicle accessibility/maintenance prior to approval of Improvement Plans.

Improvements

10. Construct the on-site road to Parcels 1, 2, 3, and 4 to the following road standard:
Construct a 20 foot section of 3 inches asphalt concrete (A.C.) over 8 inches Class II aggregate base (A.B.) plus 2 foot wide Class II aggregate base shoulders per Placer County Standard Plate R-1.
11. Construct a turnaround per Placer County Standard Plate R-2, unless otherwise approved by the Placer County Engineering and Surveying Division, the Environmental Engineering Division of the Department of Facility Services, or the Fire Protection District.
12. Obtain an Encroachment Permit to construct the new encroachment onto Joe Rodgers Road. The encroachment including new cross culvert shall be constructed to Placer County Standard Plate R-17 Minor for a 30 mph design speed, unless otherwise approved by the Placer County Engineering and Surveying Division.
13. All parcels shall be provided with a public sewer service to the property line. Improvement Plans for construction of public sewer shall be prepared by a registered Civil Engineer and are subject to approval by the Department of Facility Services, Environmental Engineering Division. (See Will-Serve Requirements Letter dated March 25, 2014.)
14. If the required improvements are not constructed and accepted as complete prior to parcel map recordation, the Owner shall enter into a Parcel Map Improvement Agreement agreeing to construct said improvements within two years of recordation of the Parcel Map. A note shall be included on the map that provides constructive notice that the improvements shall be completed prior to permit issuance (including building permits) for any of the parcels created.

Improvement Plans

15. The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Division (ESD) for review and approval. The plans shall show all physical improvements as required by the conditions for the project as well as pertinent topographical features both on and off site. All existing and proposed utilities and easements, on site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees with the 1st Improvement Plan submittal. (NOTE: Prior to plan approval, all applicable recording and reproduction costs shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD in both hard copy and electronic versions in a format to be approved by the ESD prior to acceptance by the County of site improvements. (ESD) (MM VI.1)
16. The Improvement Plans shall show all proposed grading, drainage improvements, vegetation and tree removal and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) and Stormwater Quality Ordinance (Ref. Article 8.28, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the Development Review Committee (DRC). All cut/fill slopes shall be at a maximum of 2:1 (horizontal: vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Division (ESD) concurs with said recommendation. Fill slopes shall not exceed 1.5:1 (horizontal: vertical).

The applicant shall revegetate all disturbed areas. Revegetation, undertaken from April 1 to October 1, shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to ensure proper installation and maintenance of erosion control/winterization before, during, and after project construction. Soil stockpiling or borrow areas, shall have proper erosion control measures applied for the duration of the construction as specified in the Improvement Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the Engineering and Surveying Division (ESD).

The applicant shall submit to the ESD a letter of credit or cash deposit in the amount of 110 percent of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. (ESD) (MM VI.2)

17. Staging Areas: The Improvement Plans shall identify the stockpiling and/or vehicle staging areas with locations as far as practical from existing dwellings and protected resources in the area. (ESD) (MM VI.3)
18. Include the following standard note on the Improvement Plans: In the event of blasting, a plan shall be submitted to the County for approval not less than 10 days prior to the scheduled blasting. A blasting permit must be obtained from the Placer County Sheriff's Department for all blasting to be done in Placer County. Additionally, the County must be notified and give approval for all blasting done within County right-of-way. If utility companies are in the vicinity where blasting is to occur, the appropriate utility companies must be notified to determine possible damage prevention measures. If blasting is required, the blasting schedule shall be approved by the County and any other utility companies with facilities in the area prior to the commencement of work. (ESD) (MM VI.4)
19. The Improvement Plan submittal shall include a final drainage report in conformance with the requirements of Section 5 of the Land Development Manual and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and Surveying Division for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable. (ESD) (MM IX.1)
20. The Improvement Plans shall show that water quality treatment facilities/Best Management Practices (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Division (ESD) such as the Stormwater Quality Design Manual for the Sacramento and South Placer Regions).

Construction (temporary) BMPs for the project may include, but are not limited to: Fiber Rolls (SE-5), Hydroseeding (EC-4), Stabilized Construction Entrance (LDM Plate C-4), Silt Fence (SE-1), straw bales, revegetation techniques, dust control measures, concrete truck washout areas, weekly street sweeping, and limiting the soil disturbance.

Storm drainage from on- and off-site impervious surfaces (including roads) shall be collected and routed through specially designed catch basins, vegetated swales, vaults, infiltration basins, water quality basins, filters, etc. for entrapment of sediment, debris and oils/greases or other identified pollutants, as approved by the Engineering and Surveying Division (ESD). BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. Post-development (permanent) BMPs for the project include, but are not limited to: vegetated swales. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals. (ESD) (MM VI.5, MM IX.4)

21. This project is located within the permit area covered by Placer County's Small Municipal Separate Storm Sewer System (MS4) Permit (State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit No.CAS000004, Order No.2013-0001-DWQ), pursuant to the NPDES Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit.

The project shall implement permanent and operational source control measures as applicable. Source control measures shall be designed for pollutant generating activities or sources consistent with recommendations from the California Stormwater Quality Association (CASQA) Stormwater BMP Handbook for New Development and Redevelopment, or equivalent manual, and shall be shown on the Improvement Plans.

The project is also required to implement Low Impact Development (LID) standards designed to reduce runoff, treat stormwater, and provide baseline hydromodification management. (ESD) (MM IX.5)

22. Prior to the County's final acceptance of the project improvements, submit to the ESD two copies of the Record Drawings in digital format (on compact disc or other ESD-approved media) in accordance with the latest version of the Placer County Digital Plan and Map Standards along with two blackline hardcopies (black print on bond paper) and two PDF copies. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The final approved blackline hardcopy Record Drawing will be the official document of record.

Miscellaneous Requirements

23. All parcels created by the parcel map shall be made party to a road maintenance agreement for the maintenance of all roads, both off-site and on-site, used to access the newly created parcels.

NOTE: Neighbors do not have to sign the agreement.

24. Submit evidence that there are no delinquent taxes and that any existing assessments have been split.
25. Any future gated entry feature/structure proposed by the applicant shall be returned to the Planning Services Division for DRC review and approval of a modification of the discretionary permit, or separate Design Review Agreement and Variance application, if applicable.
26. Prior to recordation of the Parcel Map, submit the map in digital format (on compact disc or other ESD- approved media) to the ESD in accordance with the latest version of the Placer County Digital Plan and Map Standards. The digital format is to allow integration with Placer County's Geographic Information System (GIS). The recorded map filed at the Placer County Recorder's Office will be the official document of record.
27. No structures, including fences, are allowed within the existing 17 foot private access easement along Sturm Lane.
28. Prior to approval of Improvement Plans, on project sites greater than one acre, the applicant shall submit a Construction Emission / Dust Control Plan to the Placer County APCD. If APCD does not respond within twenty (20) days of the plan being accepted as complete, the plan shall be considered approved. The applicant shall provide written evidence, provided by APCD, to the local jurisdiction (city or county) that the plan has been submitted to APCD. It is the responsibility of the applicant to deliver the approved plan to the local jurisdiction. The applicant shall not break ground prior to receiving APCD approval, of the Construction Emission / Dust Control Plan, and delivering that approval to the local jurisdiction issuing the permit.
29. In order to control dust, operational watering trucks shall be on site during construction hours. In addition, dry, mechanical sweeping is prohibited. Watering of a construction site shall be carried out in compliance with all pertinent APCD rules. (APCD) (MM III.1)

Include the following standard notes on the Improvement Plans (A - K):

A. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt, mud or debris is carried over to adjacent public thoroughfares.

B. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

C. During construction, traffic speeds on all unpaved surfaces shall be limited to 15 miles per hour or less.

D. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.

E. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the individual jurisdiction).

F. The contractor shall suspend all grading operations when fugitive dust exceeds Placer County APCD Rule 228 (Fugitive Dust) limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis. It is to be noted that fugitive dust is not to exceed 40% opacity and not go beyond the property boundary at any time. Lime or other drying agents utilized to dry out wet grading areas shall not exceed Placer County APCD Rule 228 Fugitive Dust limitations. Operators of vehicles and equipment found to exceed opacity limits will be notified by APCD and the equipment must be repaired within 72 hours.

G. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

H. A person shall not discharge into the atmosphere volatile organic compounds (VOC's) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of Rule 217.

I. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (i.e. gasoline, biodiesel, natural gas) generators rather than temporary diesel power generators.

J. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.

K. During construction, no open burning of removed vegetation shall be allowed unless permitted by the PCAPCD. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.

30. Include the following standard notes on all Building Plans approved in association with this project:

A. Prior to building permit approval, in accordance with the Placer County Air Pollution District Rule 225, only U.S. EPA Phase II certified wood burning devices or a U.L. Listed Decorative Gas Appliance shall be allowed in single-family residences. The emission potential from each residence shall not exceed a cumulative total of 7.5 grams per hour for all devices. Masonry fireplaces shall have either an EPA certified Phase II wood burning device or shall be a U.L. Listed Decorative Gas Appliance.

B. To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District, all projects must comply with APCD Rule 218. Please see our website for additional information: *(Based on APCD Rule 218)*

C. Where natural gas is available, the installation of a gas outlet for use with outdoor cooking appliances, such as a gas barbecue or outdoor recreational fire pits shall be shown. (APCD) (MM III.2)

31. Prior to any grading or tree removal activities, during the raptor nesting season (March 1 - September 1), a focused survey for raptor nests shall be conducted by a qualified biologist. A report summarizing the survey shall be provided to Placer County and the California Department of Fish & Wildlife (CDFW) within 30 days of the completed survey. If an active raptor nest is identified appropriate mitigation measures conducted by a qualified biologist. If an active raptor nest is identified appropriate mitigation measures shall be developed and implemented in consultation with CDFW. If construction is proposed to take place between March 1st and September 1st, no construction activity or tree removal shall occur within 500 feet of an active nest (or greater distance, as determined by the CDFW). Construction activities may only resume after a follow up survey has been conducted and a report prepared by a qualified raptor biologist indicating that the nest (or nests) is no longer active, and that no new nests have been identified. A follow up survey shall be conducted 2 months following the initial survey, if the initial survey occurs between March 1st and July 1st. Additional follow up surveys may be required by the DRC, based on the recommendations in the raptor study and/or as recommended by the CDFW. Temporary construction fencing and signage as described herein shall be installed at a minimum 500 foot radius around trees containing active nests. If all project construction occurs

between September 1st and March 1st no raptor surveys will be required. Trees previously approved for removal by Placer County, which contain stick nests, may only be removed between September 1st and March 1st. A note which includes the wording of this condition of approval shall be placed on the Improvement Plans. Said plans shall also show all protective fencing for those trees identified for protection within the raptor report. (PLN) (MM IV.1)

32. Trees identified for removal, and/or trees with disturbance to their drip lines, shall be replaced with comparable species onsite, in an area to be reviewed and approved by the Design Review Committee, as follows: a) For each diameter inch of a tree removed, replacement shall be on an inch-for-inch basis. For example, if 100 diameter inches are proposed to be removed, the replacement trees would equal 100 diameter inches (aggregate). If replacement tree planting is required, the trees must be installed by the applicant and inspected and approved by the Design Review Committee, prior to the acceptance of improvements by the Engineering and Surveying Division (ESD). At its discretion, the Design Review Committee may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement; or b) In lieu of the tree planting mitigation for tree removal listed above, a contribution of \$100 per diameter inch at breast height for each tree removed or impacted or the current market value, as established by an Arborist, Forester or Registered Landscape Architect, of the replacement trees, including the cost of installation, shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to acceptance of improvements by the ESD. (PLN) (MMIV.2)

33. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and an archaeologist shall be retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect will be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

34. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorney's fees awarded by a certain development project known as PMLD 20130390, Hills Minor Land Division. The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provision of this condition.

Environmental Health

35. Provide a "will serve" letter from San Juan Water District indicating they can serve Parcel 1, 2, 3 and 4.
36. Provide a "will serve" letter from SPMUD indicating they can provide sewer service to Parcel 1, 2, 3 and 4.

Fees

37. This project is subject to the one-time payment of drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code.) The current estimated development fee is \$775 per single-family residence, payable to the Engineering and

Surveying Division prior to Building Permit issuance. The actual fee shall be that in effect at the time payment occurs. (ESD) (MM IX.2)

38. This project is subject to payment of annual drainage improvement and flood control fees pursuant to the "Dry Creek Watershed Interim Drainage Improvement Ordinance" (Ref. Chapter 15, Article 15.32, Placer County Code). Prior to Building Permit issuance, the applicant shall cause the subject property to become a participant in the existing Dry Creek Watershed County Service Area for purposes of collecting these annual assessments. The current estimated annual fee is \$117 per single-family residence. (ESD) (MM IX.3)
39. This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW prior to issuance of any Building Permits for the project:
- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
South Placer Regional Transportation Authority (SPRTA)
- The current estimated fee is \$6,942 per single family residence. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (DPW) (MM XVI.1)

Fire Protection Facilities

40. Install fire protection facilities, as required by the serving Fire Protection District, and show on Improvement Plans:
- A. Extend existing water line and/or install fire hydrant as required by the serving fire entity (see Section 16.08.080 of the Land Development Manual).

Exercise of Permit

41. The applicant shall prepare and submit to the Engineering and Surveying Division (ESD), a Parcel Map which is in substantial conformance to the approved Tentative Parcel Map in accordance with Chapter 16 of the Placer County Code; pay all current map check and filing fees.
42. This Minor Land Division shall expire on January 26, 2018, unless the permit is exercised with the recordation of a Final Parcel Map.